

## **12-1-14 INDUSTRIAL PARKS**

### **12-1-1402 DEVELOPMENT REQUIREMENTS**

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1. The minimum land area required for development of an industrial park within the provisions of this Part is 20 acres.
2. The development shall be in single or corporate ownership at the time of application or the subject of an application filed jointly by all owners of the property.
3. An industrial park may be subdivided into individual lots. Lot size shall be approved by the Planning Commission at Site Plan Review.
4. Individual lots within the park shall have a minimum frontage of seventy (70) feet on a public or approved private street within the industrial park site. The Planning Commission may approve a lesser frontage for lots on a cul-de-sac or other unusual condition. No lot shall face directly onto an arterial or collector street that may abut the industrial park site.  
Building coverage for individual lots may be established by restrictive covenants.
6. No main or accessory building shall be located within fifty (50) feet of the boundary of a residential zone.
7. No lot shall face directly onto an abutting arterial or collector street or highway.
8. Each lot shall be landscaped in accordance with a site plan as presented for site plan review (see Part 12-1-20) and as approved by the Planning Commission. See also Section 12-1-1601 for landscaping standards.
9. Landscaping may include, but not be limited to, planting of grass, shrubs, or trees, decorative plazas, foundations. Landscaping shall be used to the extent possible to screen visually all buildings and parking areas from the abutting land uses.
10. Preservation, maintenance, and ownership of landscaping within the development shall be accomplished by:
  - a. Agreement between the property owner and the County, if the park is to remain in single ownership, or
  - b. Ownership and maintenance being the responsibility of a Property Owner's Association established with articles of association and bylaws which are satisfactory to Juab County, or
  - c. Complying with the provisions of the Condominium Ownership Act of 1963, Title 57, Utah Code Annotated, 1953, as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities within condominium portions of a development.
11. Landscaping, fencing, and screening related to the several uses within the site and as a means of integrating the proposed development into its surroundings shall be presented to the Planning Commission for approval together with other required plans for development.
12. The size, location, design, and nature of signs, if any, and the intensity and direction or area of flood lighting shall be described in the application
13. A grading and drainage plan, including primary on site drainage water containment such as a sump, shall be submitted to the Planning Commission with the application
14. It shall be shown that under the circumstances of the particular case, the proposed

use will not be detrimental to the health, safety, or general welfare of the persons residing in the vicinity, or injurious to property or improvements in the vicinity.